



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
MICHAEL SLATER

The Planning Commission welcomes you to this meeting.

May 21, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing

the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meetings of November 20, 2002, December 4, 2002, April 30, 2003 and May 7, 2003.
- B. **Communications**
- C. **Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Plan Amendment Application No. A-01-11, Rezone Application No. R-01-14 and Environmental Impact Report No. 10126, filed by Copper River Ranch, L.L.C., on behalf of Consolidated Land Company (property owner) for 710± acres located north of East Copper Avenue between North Friant Road and North Willow Avenue.
1. Proposed Final Environmental Impact Report (EIR) No. 10126 prepared for the project.
 2. Plan Amendment Application No. A-01-11, requesting an amendment to the 2025 Fresno General Plan and the Woodward Park Community Plan to expand the community plan boundary and provide for the modified and more precise land use plan designations presented by the Copper River Ranch development project including open space/golf course, public facility, medium-low density residential, medium density residential, medium-high density residential, neighborhood and general commercial and community commercial land uses.
 3. Rezone Application No. R-01-14, requesting to rezone the subject property from the PV (Planned Village - County of Fresno zone district) to the O/UGM (Open Space Conservation), AE-5/UGM (Exclusive Five Acre Agricultural), R-A/UGM (Single Family Residential-Agricultural), R-1/EA/UGM (Single Family Residential), R-2/EA/UGM (Low Density Multiple Family Residential), R-3/EA/UGM (Medium Density Multiple Family Residential), C-1/EA/UGM (Neighborhood Shopping Center), C-2/UGM (Community Shopping Center), C-6/EA/UGM (Heavy Commercial) City of Fresno zone districts. The Expressway Area Overlay (EA) zone district will apply to portions of property adjacent to North Friant Road. The Urban Growth Management (UGM) provisions of the Fresno Municipal Code apply and the properties will be appropriately zoned to include the UGM suffix.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Darrell Unruh
 - Staff Recommendation: Recommend approval to Council
 - Will be considered by City Council

- B. Consideration of Vesting Tentative Tract No. T-4422, filed by Gary Giannetta, for the development of 3.9 acres located on the north side of West Sierra Avenue between North Brawley and North Blythe Avenues.
1. Environmental Assessment No. T-4422, determination of a Categorical Exemption filed April 30, 2003.
 2. Vesting Tentative Tract No. T-4422, a six-lot subdivision.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Approve
 - May be considered by City Council

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT